

# \$728,800 - 352 Hidden Valley Manor Nw, Calgary

MLS® #A2246292

**\$728,800**

4 Bedroom, 4.00 Bathroom, 1,984 sqft  
Residential on 0.11 Acres

Hidden Valley, Calgary, Alberta

FORMER SHOWHOME!! UPGRADED HOME!! BASEMENT WITH WALK OUT TO GRADE!! OVER 2600 SQFT OF LIVING SPACE!! PRIME LOCATION IN HIDDEN VALLEY!! SPICE KITCHEN!! CLOSE TO GOLF COURSE!! DOUBLE ATTACHED GARAGE!! TONS OF PARKING SPACE!! Step into a home that has it all—style, comfort, and location! As you enter, you™re greeted by a SUNNY MAIN FLOOR featuring ENGINEERED HARDWOOD and a FLEXIBLE OFFICE SPACE right off the foyer—perfect for working from home. The cozy LIVING ROOM sets the vibe with a FIREPLACE, while the open-concept KITCHEN boasts a CENTRAL ISLAND, MODERN CABINETRY, SPICE KITCHEN and easy flow into the dining area—plus a convenient 2PC BATH. Head upstairs to find a MASSIVE BONUS ROOM—ideal for movie nights or play space—plus 3 BEDROOMS and 2 FULL BATHS. The PRIMARY SUITE is your private getaway with a 4PC ENSUITE and WALK-IN CLOSET, while the other two bedrooms are bright, spacious, and share another 4PC BATH. But wait—there™s more! The BASEMENT comes with WALK OUT ENTRANCE and is already finished with a HUGE REC ROOM, an EXTRA BEDROOM, 3PC BATH, and loads of STORAGE & UTILITY space. STORAGE SPACE IS A DEN THAT CAN BE USED AS A BEDROOM!! BASEMENT CAN EASILY BE TURNED TO LEGAL/ILLEGAL SUITE (subject to city



approval). BRAND NEW ROOF WILL BE  
INSTALLED WITH WARRANTY INCLUDED!  
Tucked away on a quiet cul-de-sac, this home  
offers peace and privacy. Plus, youâ€™re just  
steps from a PLAYGROUND and nestled in  
the heart of one of NW Calgaryâ€™s most  
loved communities. THIS ONEâ€™S A TOTAL  
PACKAGEâ€”COME SEE IT IN PERSON &  
FALL IN LOVE!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246292    |
| Price          | \$728,800   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,984       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 352 Hidden Valley Manor Nw |
| Subdivision | Hidden Valley              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3A 5V5                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Gas Oven              |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas                                                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Exterior Entry, Full, Walk-Out                                                            |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 1                |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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